

June 12, 2020

Kari Parsons
El Paso County Development Services
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Re: 2nd Site Development Plan Review, King Soopers #147 – Falcon Market Place

Please find below our re-submittal package addressing the comments received on May 4, 2020. To facilitate your review, we have included the original comments in italicized font, and have provided our responses in [blue](#).

Engineering Division

Planning and Community Development (PCD)-Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested, and approved by the ECM Administrator, in writing. Any modifications necessary to meet overlooked criteria after-the-fact will be entirely the developer's responsibility to rectify.

A written response to all comments and return of any redlines is required for review of the re-submittal. The applicant may wish to arrange a meeting between the developer's team and County staff to review and discuss these comments and prepared revisions/responses prior to the next submittal.

It was noted that there are critical path items keeping this Plot Plan Review from progressing towards construction. It is our understanding that these items are being performed by the Master Developer. The items are Construction drawing submittal and approval for the Eastonville Road and intersection improvements and the LOMR being identified and approved to remove the floodplain from the building site. Still Pending Items.

Galloway Response: The master developer is in the process of completing the construction documents for Eastonville Road / intersection improvements and submitting the LOMR to FEMA for approval.

General / Letter of Intent

1. **Resolved.**
2. **Resolved.**
3. **Resolved**
4. **See statement above. Still Pending**



Site Development Plan (Plot Plan)

1. **Resolved**
2. **Resolved**
3. *Resolved*
4. *Resolved*

Transportation / Traffic Impact Study (TIS) /

1. *Unresolved, there was no discussion of the following & no changes to the TIS from the second and third submittals: Provide discussion of improvements that will be constructed with this first phase of The Falcon Market Place project. SF19-001. Reference the public improvements Table 7B, and the Subdivision Improvements Agreement SIA for that project. In addition, specifically what needs to be provided with this phase*

Galloway Response: The TIS has been revised.

2. *Resolved but not tabulated in the submittal for fee collection purposes.*
 - a. **An ADT/Trigger column of the table was provided. Partially resolved from SF 19-001.**

Galloway Response: The TIS has been revised.

Final Drainage Report /

1. **Mostly Resolved**
2. **Resolved**
3. **Resolved**
4. **Resolved**
5. **Resolved**
6. *Resolved*
7. *Resolved*

Grading and Erosion Control Plan / Predevelopment Site Grading / SWMP

Note: The following comments are provided based on the Site Grading specific to the King Soopers and fuel station site request. Grading may otherwise be performed under the early grading already proposed.

- a. *Resolved PBMP applicability form acceptable....*
 - b. *Resolved GEC and SWMP checklists acceptable. ...*
2. *Resolved Please provide signed and stamped GEC and SWMP plans and/or reports with the next submittal.*

Galloway Response: Now provided with this submittal.

3. *Resolved.*
4. *Resolved.*
5. *Please provide signed and stamped ESQCP with the next submittal*

Galloway Response: Now provided with this submittal.

F&E

1. **Resolved**

Attachments/Electronic Redlines

1. *Drainage Letter No redlines, provide signed document with the next submittal.*
Galloway Response: Now provided with this submittal.
2. *GEC No redlines, provide signed document with the next submittal*
Galloway Response: Now provided with this submittal.
3. *SWMP No redlines, provide signed document with the next submittal*
Galloway Response: Now provided with this submittal.
4. *Please provide a signed ESQCP with the next submittal.*
Galloway Response: Now provided with this submittal.

Sincerely,
Galloway

Jenny Romano, P.E.
JennyRomano@GallowayUS.com

✓ Please ensure consistency with approved landscape plan for Falcon Marketplace plan. Several locations appear inconsistent / deficient with the number of street trees proposed.

Galloway Response: Per conversation with Ryan Howser on 5/21, the number of street trees currently proposed matches the approved plan. This comment can be disregarded.



L1.0

KING Soopers

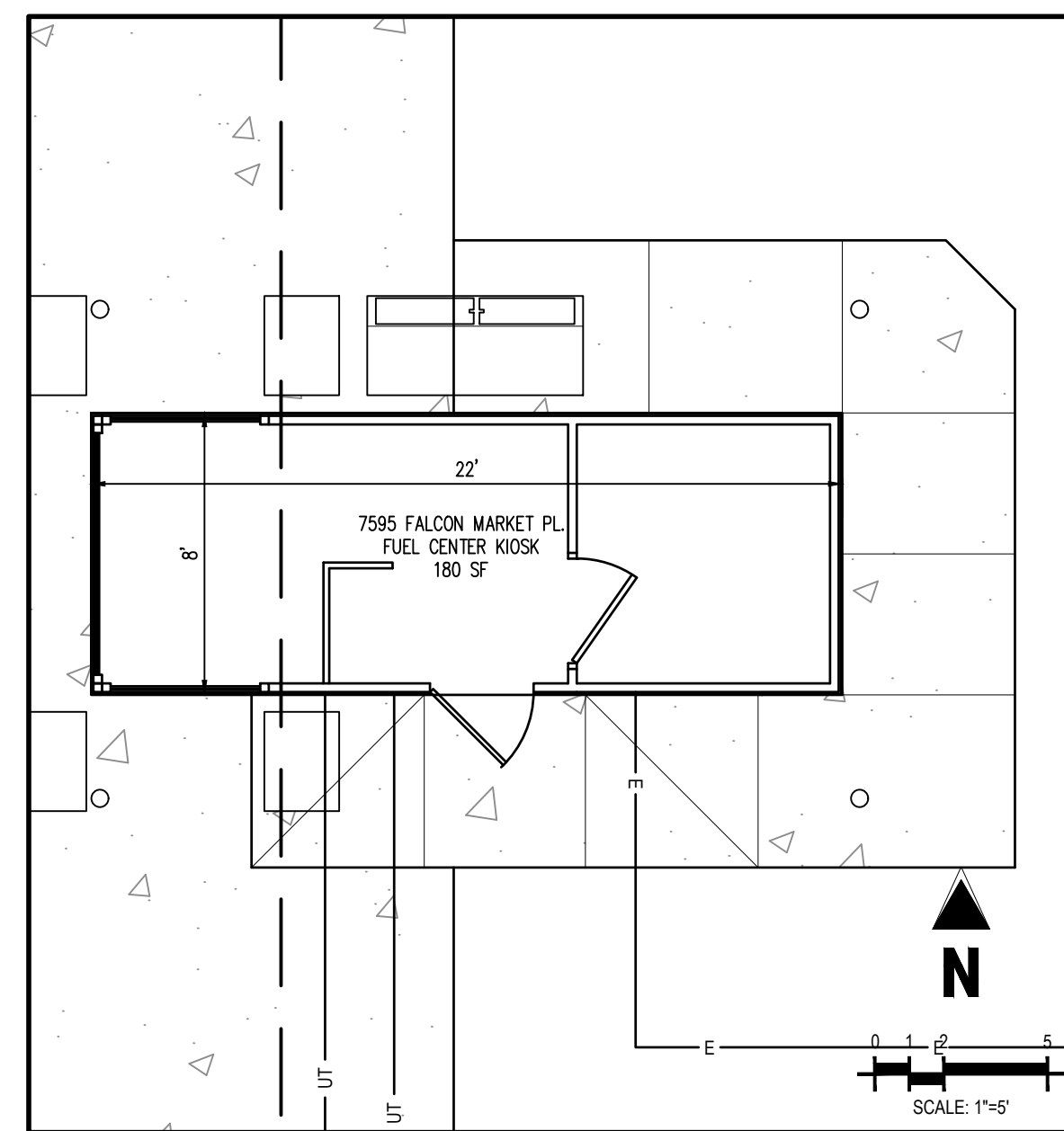
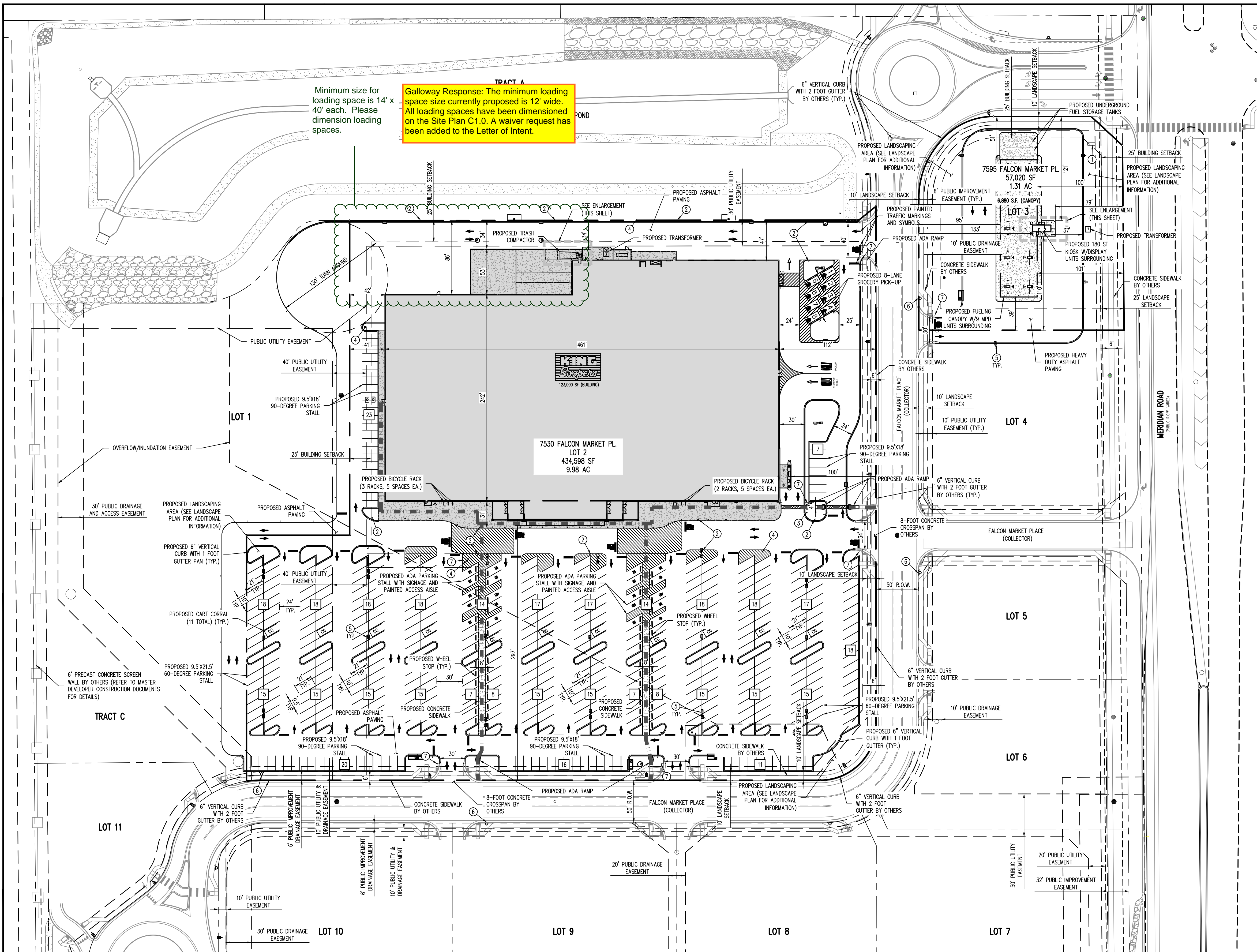
KING SOOPERS #147
FALCON MARKETPLACE
LOTS 2 & 3, BLOCK 1

7530 & 7595 FALCON MARKET PL.
FALCON, CO

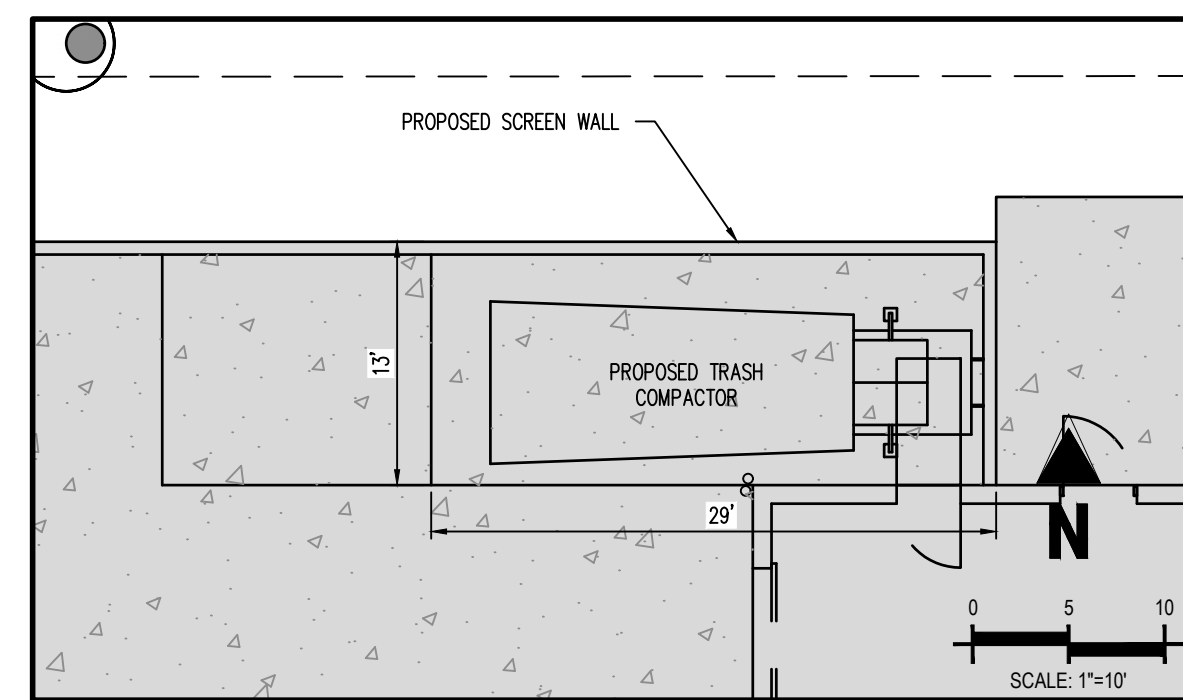
[illegible]

SITE PLAN

C1.0












PROPOSED FUEL CENTER KIOSK



PROPOSED TRASH COMPACTOR

SITE LEGEND

-  PROPERTY BOUNDARY LINE
 ADJACENT PROPERTY LINE
 EASEMENT BOUNDARY LINE
 EXISTING/BY OTHERS IMPROVEMENT
 PROPOSED NEW IMPROVEMENT
 PROPOSED SITE LIGHTING
 TRAFFIC DIRECTION
 PARKING COUNT
 CART CORRAL (APPROXIMATE LOCATION)
 SEE ARCHITECTURAL PLANS FOR DESIGN
 PROPOSED ADA ROUTE

SCHEDULE

- ① PROPOSED MONUMENT SIGN (SEE MASTER SIGNAGE PLANS FOR DETAIL)
- ② PROPOSED "NO PARKING FIRE LANE SIGN" PER M.U.T.C.D. STANDARDS.
(MOUNT ON SITE LIGHT POLE WHERE APPLICABLE)
- ③ PROPOSED PHARMACY DRIVE-THRU "EXIT" SIGN MOUNTED ON SOUTH SIDE
NOT ENTER" SIGN MOUNTED ON NORTH SIDE OF POLE
- ④ PROPOSED FIRE HYDRANT
- ⑤ PROPOSED SITE LIGHT (SEE PHOTOMETRIC PLAN FOR DETAILS)
- ⑥ PROPOSED FIRE HYDRANT (BY OTHERS)
- ⑦ PROPOSED STOP SIGN PER M.U.T.C.D.

NOTES

1. ALL PERMANENT STRIPING ON ASPHALT TO BE THERMOPLASTIC.
2. ALL STRIPING ON CONCRETE TO BE EPOXY FOR LANE LINES, TAPE 380I-5 FOR SKIP DASH, PREFORMED COLD PLASTIC SYMBOLS, LEGEND AND CROSSWALKS.
3. ALL PAVEMENT MARKINGS AND SIGNS ON PRIVATE ROADWAYS SHOULD CONFORM TO THE MANUAL OF UNIFORM TRAFFIC DESIGN.
4. ON-SITE PAVEMENT MARKINGS AND ARROWS WILL NOT BE MAINTAINED BY EL PASO COUNTY.
5. APPROVED BASE FLOOR ELEVATIONS (BFEs) WILL BE ESTABLISHED THROUGH THE LOMR PROCESS.

